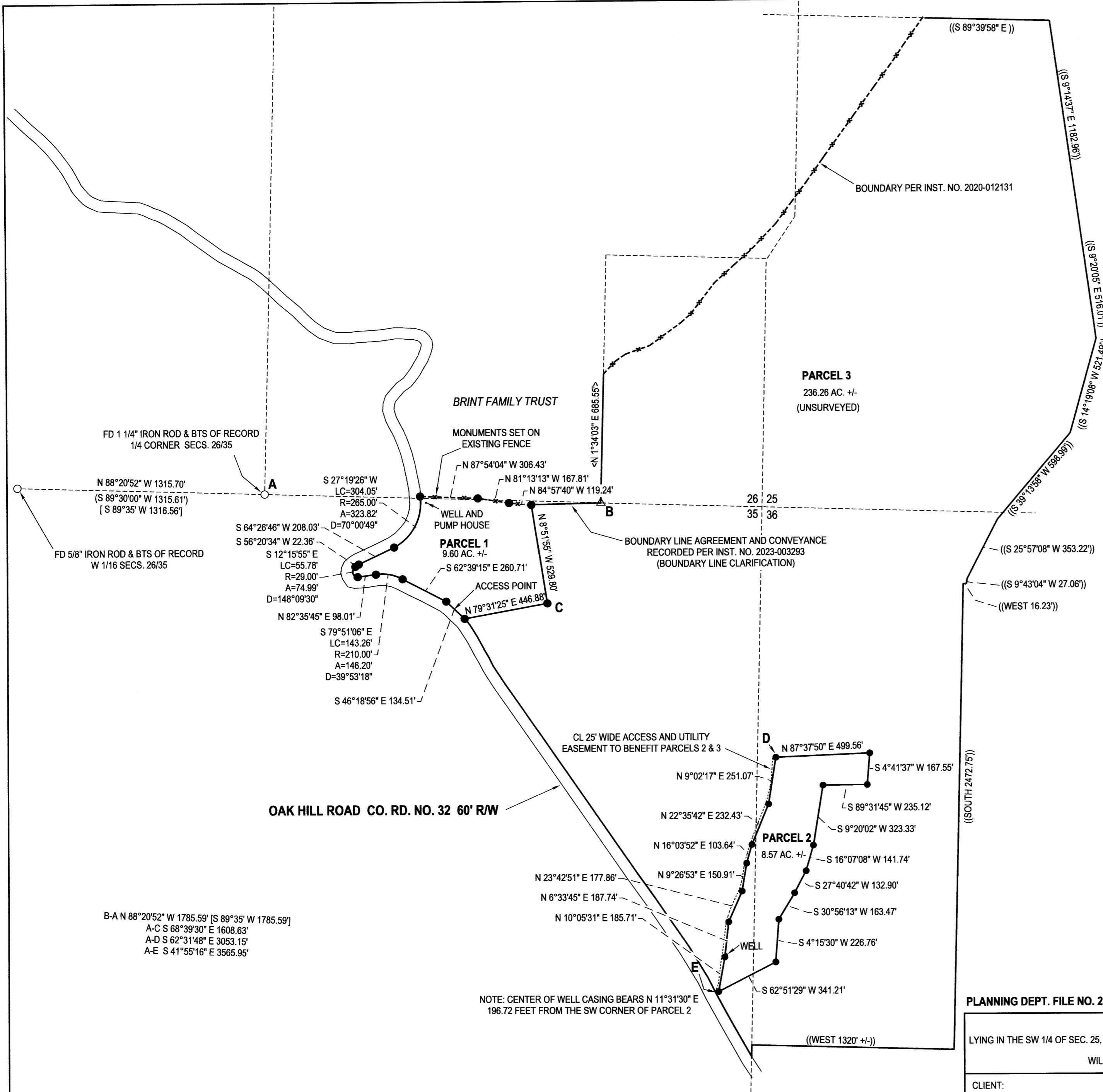


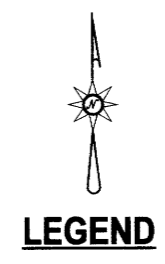
2023-0012 A

Douglas County Official Records
Daniel J. Loomis, County Clerk 2023-004443
00584878202300044430020020
04/27/2023 09:19:17 AM
PLAT-PAR Cnt=1 Stn=40 JLGODWI \$0.00



CL 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 AND 3

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF OAK HILL ROAD, POINT "E" WHICH BEARS S 41°55'16" E 3565.95 FEET FROM THE 1/4 CORNER BETWEEN SECTIONS 26 AND 35; THENCE N 21°20'21" E 45.15 FEET; THENCE N 6°43'24" E 113.31 FEET; THENCE N 9°10'06" E 95.03 FEET; THENCE N 6°37'54" E 109.65 FEET; THENCE N 11°31'47" E 21.63 FEET; THENCE N 16°59'13" E 23.57 FEET; THENCE N 18°09'48" E 24.51 FEET; THENCE N 20°27'38" E 20.44 FEET; THENCE N 23°36'30" E 32.79 FEET; THENCE N 24°43'27" E 82.06 FEET; THENCE N 16°44'05" E 36.38 FEET; THENCE N 11°46'49" E 22.48 FEET; THENCE N 8°50'40" E 57.06 FEET; THENCE N 11°29'02" E 47.91 FEET; THENCE N 16°38'17" E 61.02 FEET; THENCE N 19°06'09" E 59.99 FEET; THENCE N 21°23'53" E 82.91 FEET; THENCE N 22°21'20" E 65.24 FEET; THENCE N 20°33'14" E 50.37 FEET; THENCE N 15°50'53" E 48.07 FEET; THENCE N 12°57'16" E 42.50 FEET; THENCE N 8°44'02" E 34.64 FEET; THENCE N 4°16'20" E 55.13 FEET; THENCE N 3°28'54" E 59.37 FEET TO A POINT THAT BEARS S 87°37'50" W 16.68' FROM THE NORTHWEST CORNER OF PARCEL 2.



- LEGEND**
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - △ CALCULATED POSITION
 - () RECORD PER M132-1
 - [] RECORD PER M13-12
 - (/) RECORD PER LAND PARTITION 1991-0053
 - <> RECORD PER INST. NO. 2020-012131

FIELD CREW: NEIL HIBBS, KADIN BAKER
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD83(CONUS), OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1°57'42"
COMBINED SCALE FACTOR: 1.000020360

RESTRICTIVE RESOURCE MANAGEMENT COVENANT
FILED AS INST. NO. 2023-4442

B-A N 88°20'52" W 1785.59' [S 89°35' W 1785.59']
A-C S 68°39'30" E 1608.63'
A-D S 62°31'48" E 3053.15'
A-E S 41°55'16" E 3565.95'

NOTE: CENTER OF WELL CASING BEARS N 11°31'30" E 196.72 FEET FROM THE SW CORNER OF PARCEL 2

PLANNING DEPT. FILE NO. 22-036

LAND PARTITION LYING IN THE SW 1/4 OF SEC. 25, THE SE 1/4 OF SEC. 26, THE NE 1/4 & SE 1/4 OF SEC. 35 AND THE NW 1/4 OF SEC. 36 TOWNSHIP 25 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
CLIENT: DM RANDALL LOVING TRUST 1224 NE WALNUT PMB 112 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-9303 fax: 541-857-9306 e-mail: neilhibbslandsurvey@gmail.com		
DWG SCALE: 1"= 400'	JOB NO.: 2354-01	DATE: APRIL 2023	PAGE 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

Neil Hibbs

OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2023

2023-0012 A

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE DM RANDALL LOVING TRUST IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT IS ALSO BEING CREATED ACROSS PARCEL 2 AND PARCEL 3 FOR THE BENEFIT OF PARCELS 2 AND 3 AS SHOWN.

DM Randall 4-24-23
DAVID M. RANDALL, TRUSTEE DATE

Marie E. Randall 4/24/23
MARIE E. RANDALL, TRUSTEE DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF April, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME DAVID M. AND MARIE E. RANDALL AS TRUSTEES OF THE DM RANDALL LOVING TRUST, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Brianne Hiles

COMMISSION #: 1034074

MY COMMISSION EXPIRES ON: 3/08/2027

SIGNATURE: Brianne Hiles

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN. THERE IS NO RECORD INFO FOR OAK HILL ROAD SO A KMZ FILE WAS CREATED IN GOOGLE EARTH AND BROUGHT INTO THE TRAVERSE PC FILE FOR CENTERLINE. THIS LINE WAS OFFSET 30 FEET EITHER WAY TO SHOW THE RIGHT-OF-WAY. THE FENCE ALONG THE NORTHERN BOUNDARY OF PARCEL 1 WANDERS BACK AND FORTH ALONG THE DEED BOUNDARY BUT A BOUNDARY LINE AGREEMENT AND CONVEYANCE HAS BEEN RECORDED AS INST. NO. 2023-003293 IN THE DEED RECORDS OF DOUGLAS COUNTY. THE REST OF THE MONUMENTS FOR PARCELS 1 AND 2 WERE SET BASED ON THE SOILS REPORT BY KITZROW AND THE SEPTIC APPROVAL.

APPROVALS:

[Signature] 4/24/2023
DOUGLAS COUNTY PLANNING DIRECTOR DATE

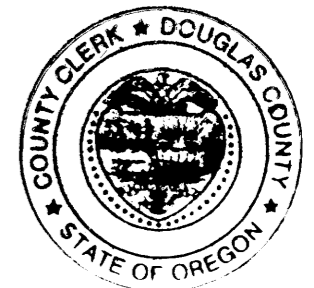
[Signature] 4-24-23
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

[Signature] 4-27-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27th DAY OF April, 2023, 9:18 O'CLOCK AM PM

[Signature] Deputy 4/27/2023
DOUGLAS COUNTY CLERK DATE



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A PORTION OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.
THAT LAND DESCRIBED AS PARCEL 3, LAND PARTITION 1991-053 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.
ADJUSTED BY INST. NO. 2020-12131 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. SAID ADJUSTMENT APPROVED BY DOUGLAS COUNTY PLANNING DEPT. FILE NO. M20-011.
ALSO ADJUSTED BY BOUNDARY LINE AGREEMENT AND CONVEYANCE RECORDED AS INSTRUMENT NO. 2023-003293 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON

T25S R6W SEC. 25 TL 700
T25S R6W SEC. 26 TL 700
T25S R6W SEC. 35 TL 101
T25S R6W SEC. 36 TL 300
WATER: WELLS
SEWER: ON-SITE SEPTIC
ZONE: FG
COMP. PLAN: AGG & FFT

PLANNING DEPT. FILE NO. 22-036

LAND PARTITION		
LYING IN THE SW 1/4 OF SEC. 25 & THE SE 1/4 OF SEC. 26, THE NE 1/4 & SE 1/4 OF SEC. 35 AND THE NW 1/4 OF SEC. 36 TOWNSHIP 25 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: DM RANDALL LOVING TRUST 12240NE WALNUT PMB 112 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-957-5303 FAX: 541-957-9306 E-MAIL: neilhibbs@wildblue.net	
N/A	JOB NO.: 2354-01	DATE: APRIL 2023
		PAGE 2 OF 2